

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Work Centre (Industrial) use zone to Residential use in H.No.6-3-339, New Bhoiguda, Secunderabad to an extent of 1258.40 Square Yards - Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

**G.O.Ms.No. 87 ,**

**Dated:13.03.2013.**

Read the following :-

1. From the applicant, representation dated Nil.
2. Government Letter No.28759/I1/2011-1, MA&UD Department, dated 18.11.2011.
3. From the Commissioner, GHMC, Letter No.B/2483/TPS/TO18/GHMC/2012/619, dated 03/17.02.2012.
4. From the Metropolitan Commissioner, HMDA., Hyderabad, Letter No.8731/PD1/Plg./HMDA/2011, dated 06.01.2012.
5. From the Commissioner of Industries, Hyderabad, Letter No.29/1/2011/1544, dated 18.10.2012.
6. Government Memo. No.28759/I1/2011-2, MA&UD Department, dated 2.1.2013.
7. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.8731/PD1/Plg./HMDA/2011, dated: 14.02.2013.
8. Government Letter No.28759/I1/2011-3, MA&UD Department, dated 21.2.2013.
9. From the Metropolitan Commissioner, HMDA., Hyderabad, Letter No.8731/PD1/Plg./HMDA/2011, dated 04.03.2013 addressed to the applicant.
10. From the applicant, representation dated 6.3.2013 as per HMDA Letter dated 04.03.2013.

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**ORDER:**

The draft variation to the land use envisaged in the notified Master Plan of erstwhile MCH area (HMDA core area) GHMC Circle No.XVIII, (Old Circle No.VII), issued in Government Memo 6<sup>th</sup> read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.27, Part-I, dated 10.01.2013. No objections or suggestions have been received from the public within the stipulated period. The applicant has paid an amount of Rs.96,961/- (Rupees ninety six thousand nine hundred and sixty one only) towards conversion charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **14.03.2013**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B.SAM BOB**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Hyderabad District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

... 2.

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan of erstwhile MCH area (HMDA core area) GHMC Circle No.XVIII, (Old Circle No.VII) the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.27, Part-I, dated 10.01.2013 as required by sub-section (3) of the said section.

**VARIATION**

The site in H.No.6-3-339, New Bhoiguda, Secunderabad to an extent of 1258.40 Square Yards, which is presently earmarked for Work Centre (Industrial) use zone in the notified Master Plan of erstwhile MCH area (HMDA core area) GHMC Circle No.XVIII, (Old Circle No.VII), is now designated as Residential use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
12. that the applicant shall handover the area affected under proposed master plan road i.e., 40 feet wide at western side which is existing 20 feet wide CC road free of cost and the applicant has no right to object the continuance of light and service industries located around the site on any count.
13. that the applicant should take prior permission from GHMC before under taking any developments on the ground.
14. the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

**SCHEDULE OF BOUNDARIES**

**NORTH:** Pr.No.6-3-337 & Pr.No.6-3-338 of New Bhoiguda (V), Secunderabad.

**SOUTH:** Existing Slum (Huts).

**EAST :** Existing 32 feet wide C.C.Road.

**WEST :** Existing 20 feet wide C.C.Road.

**B.SAM BOB**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER